

Shoreline Change Initiative



SCDHEC-OCRM Regulations re: Beachfront Erosion Control

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SC Coastal Zone Mgmt. Act, 1977-1988

- **Limited beachfront jurisdiction**
- **“Critical line” set at the landward toe of the primary dune, or at the erosion scarp line for eroding beaches**
- **No jurisdiction landward of this line**
- **Seawalls routinely permitted**

1988 “Beachfront Management Act”

- **New erosion control structures are prohibited seaward of the 40-year setback line, unless they are needed to protect a public highway.**
- **Erosion control structures are defined as “including seawalls, bulkheads, and revetments”, but groins are not specifically mentioned**
- **Existing erosion control structures that are destroyed can be replaced with sloping structures located no more than 10 feet seaward of the building foundation.**

1990 Amendments to SC CZMA

- **The ability to replace existing, destroyed erosion control structures with sloping structures was removed**
- **Existing erosion control structures that are “destroyed beyond repair” can now no longer be rebuilt**
 - **Sliding scale for “destroyed beyond repair” threshold: originally established as 80% damaged**
 - **drops to 66 and 2/3 % damaged in 1995**
 - **drops to 50% damaged in 2005**
 - **No further reductions are presently contemplated in the law.**

2002 Amendment to SC CZMA

- **Gives OCRM the explicit authority to issue permits for new groins, under certain, limited circumstances**
 - **Areas with high erosion rates**
 - **Existing development is threatened**
 - **Public Parks**
 - **On-going beach renourishment effort**
 - **Includes monitoring, with a financial commitment**
 - **Written approval from Local Government**

Emergency Orders

- **“Emergency situations before or after a storm event may prompt local governments to issue Emergency Orders allowing property owners to construct temporary barriers against wave uprush” through sandbagging, sand scraping, or minor renourishment (SCDHEC-OCRM R.30-15(H)).**
- **Within 72 hours of the issuance of the emergency action taken, SCDHEC-OCRM must be notified of Emergency Orders that normally would require a Department permit, and the notification must state the nature of the emergency, the substance of the emergency order, the time the order will be issued, the name of the local official executing the order and the authority under which that person is acting, the location of the activity, and the estimate of when the order will be withdrawn (SCDHEC-OCRM R.30-5(B)).**

Today's CZMA – Summary Recap

- No new seawalls or revetments
- Existing walls can't be rebuilt if destroyed beyond repair
- New house construction as far landward as possible, limited to 5,000 sf heated space
- Additions to a house must be landward or upward from the existing structure
- No new pools seaward of the baseline
- Disclosure requirement

Today's CZMA (as amended)

- **“severely restrict the use of hard erosion control devices to armor the beach/dune system and to encourage the replacement of hard erosion control devices with soft technologies as approved by the department which will provide for the protection of the shoreline without long-term adverse effects” (48-39-260(3))**
- **“armoring in the form of hard erosion control devices such as seawalls, bulkheads, and rip-rap to protect erosion-threatened structures adjacent to the beach has not proven effective” and “hard structures, in many instances, have increased the vulnerability of beachfront property to damage from wind and waves while contributing to the deterioration and loss of the dry sand beach.” (48-39-250(5))**



South Carolina Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management



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Policy of the CTWA: To protect, preserve, restore, and enhance the beach-dune system

